



MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL

THURSDAY, APRIL 18, 2013 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, April 18, 2013, in the Commission Chambers at City Hall. Chairman James Argento called the meeting to order at 4:30 p.m. The following Commission members were present:

James Argento
Clell Coleman
Agnes Berry
Donald Lukich

City staff that was present included Bill Wiley, Community Development Director, Dan Miller, Senior Planner, and Dianne Pacewicz, Administrative Assistant II. City Attorney Fred Morrison was also present.

The meeting opened with an invocation given by Commissioner James Argento and the Pledge of Allegiance to the Flag.

Bill Wiley, Community Development Director, informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience of the City Commission meeting dates tentatively scheduled.

Dianne Pacewicz swore in staff as well as anyone wishing to speak.

MINUTES OF PLANNING & ZONING COMMISSION MEETING FOR MARCH 21, 2013.

Commissioner Donald Lukich moved to APPROVE the minutes from the March 21, 2013 meeting. Commissioner Agnes Berry SECONDED the motion, which was PASSED by a vote of 4 to 0.

NEW BUSINESS

1. PUBLIC HEARING CASE # RZ-13-47 – VALUE AUTO MART, LLC – REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 0.97+/- ACRES FROM CITY C-2 (COMMUNITY COMMERCIAL) TO CITY SPUD (SMALL PLANNED UNIT DEVELOPMENT) FOR AN AUTOMOBILE DEALER AND SERVICE AREA ON A PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF NORTH 14TH STREET, AND WEST OF SUNSHINE AVENUE, APPROXIMATELY 0.1 MILE SOUTH OF CITIZENS BOULEVARD AS LEGALLY DESCRIBED IN SECTION 23, TOWNSHIP 19, RANGE 24, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES - 1ST READING ON MAY 13TH, 2013 AND A 2ND READING ON MAY 28TH, 2013)**

Dan Miller presented and entered the exhibits into record. The exhibit items included the staff summary, departmental review summary, staff recommendations, general location/aerial map, land use and zoning

maps, wetlands and flood zone map, site photos, and conceptual site plan.

There were no substantive comments received from the departments. There were no public responses received for approval and no responses were received for disapproval.

The Planning & Zoning staff recommended the approval of the request for the following reasons:

1. The proposed zoning district of SPUD (Small Planned Unit Development) is compatible with adjacent properties zoning districts, as conditioned.
2. The proposed zoning district SPUD (Small Planned Unit Development) as conditioned and shown in the attached "Exhibit A" is compatible with the existing City Future Land Use designation of General Commercial.
3. The rezoning of the subject properties is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, and Objective 1.6.

with the following condition(s):

Staff recommends approval of the proposed rezoning subject to the Joseph H. Nolette/Value Auto Mart Planned Development Conditions attached hereto as Exhibit A, dated, April 19, 2013.

Bill Wiley highlighted the following in the SPUD conditions to expedite

3. LAND USES

The above-described property shall be used for SPUD (Small Planned Unit Development) uses as limited herein, and pursuant to City of Leesburg development codes and standards.

A. Uses

- 1) Uses shall be those listed as permitted uses in this document and shall occupy the approximate area as shown on the Conceptual Plan dated April 2013.
- 2) Permitted Uses shall be as follows:
 - a. C-3 Highway Commercial uses including automobile sales and service center uses and associated uses.
- 3) Uses prohibited shall be as follows:
 - a. All other uses not specifically approved as Permitted Uses by (2) above.
 - u. Any other similar uses which may adversely impact the adjoining properties do to traffic, noise, dust, etc.

5. DEVELOPMENT STANDARDS

- A. The minimum development standards shall be those required for the C-3 and SPUD districts except as amended by these conditions including the Conceptual Site Plan Exhibit C.
- A. All operations shall comply with Section 25-292. - Supplemental district requirements (q) *Vehicle services* City of Leesburg Code of Ordinances, as amended (See Exhibit D).
- B. Outdoor storage/display of vehicles shall not occupy any required customer parking, buffer or retention areas.
- C. Storage of wrecked or inoperable vehicles shall not be permitted on site.
- D. The existing pole sign shall be brought in to compliance through installation of a new monument sign or removal of the existing pole sign. The property is eligible to apply for sign grant assistance through the U.S.27/441 Community Redevelopment Area Sign Grant Program. If a sign grant is applied for within 14 days of approval of this SPUD, the applicant

shall have six (6) months to erect the required monument sign and may continue to use the existing pole sign until the new sign is approved.

10. LANDSCAPING AND BUFFER REQUIREMENTS

- A. Any required landscaping and buffering, if applicable, shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances.
- B. Upon adoption by the City of a Corridor Street Scape/Façade Incentive Grant Program, the permittee shall submit an application for the property to address landscaping along the US 27 frontage and the north front of the Office/Sales Building.
- C. Landscaping shall be required at the northern corner of the intersection of US 27 and Sunshine Avenue and around the new monument sign as required by code.
- D. The existing chain link fencing between the Office/Sales and Service Buildings shall have slats installed to visually buffer vehicle from the streets and adjacent properties.
- E. Variations to the landscape and buffer requirements of the code may be approved by the Community Development Director because of the existing development of the property as long as the intent of the SPUD and the Code are maintained.

12. OPERATIONAL REQUIREMENTS

- A. The applicant shall be subject to Section 12-19 Regulation of Public Nuisances of the City of Leesburg Code of Ordinances, as per attached Exhibit E.

Commissioner Lukich asked why the rezoning was necessary if it is zoned Commercial. Mr. Wiley answered that the current zoning of C-2 (Community Commercial) does not permit major automotive repair.

Mr. Wiley said the he currently has a business on the south end of town and he needs more space. The Planning Commission gave him a CUP for his current location as well.

This was the end of the discussion and the voting then took place.

Commissioner Don Lukich made a motion to APPROVE case # RZ-13-47 – VALUE AUTO MART, LLC – REZONING. Commissioner Agnes Berry SECONDED the motion which, PASSED by a unanimous voice vote of 4 to 0.

DISCUSSION ITEM

Clell Coleman will not be at next month's meeting.

ANNOUNCEMENTS

The next scheduled meeting date is May 16, 2013.

The meeting adjourned at 5:19 p.m.

James Argento, Chairperson

Clell Coleman, Vice Chairperson

Dianne Pacewicz, Administrative Assistant II